

Harmsen and Dunn Investments, LLC

Snowbridge Square Partners
760 Copper Road
Copper Mountain, CO 80443

Snowbridge Sq Board of Directors
Snowbridge Sq Homeowners

Re: Proposed Declaration Amend

December 8, 2018

Over the last several months I have been reviewing how the employee housing units are being assessed and the impact that has on our operations of the Homeowners Association. Part of this was triggered by the recent changes in the definitions of what qualifies as an employee (ee's) unit by the entity that is responsible for certifying those tenants who meet, or don't meet, the policies of POLA. As part of this review it became apparent that the original intent of the ee's housing regulation was to provide affordable housing to full time Copper ee's. A current review of a number of these units disclosed that while the unit was occupied by qualifying ee's the actual owner was an investor who was renting at full market rates. To compound this issue the investor was receiving a substantial discount on the Homeowners Dues. This discount was not being passed to the tenant. It was a subsidy of the operating expenses and increased the ROI to the investor. Thus, the original intent of the policy to provide affordable housing was not being achieved. In addition, it was discovered that a number of these units were not occupied as a primary residence and in many cases was a second home. Again, they were receiving a discounted HOA dues assessment and the owner was being subsidized by the association.

After several months of study it became apparent that a number of unfair situations were occurring and the original intent of the policy was not being met. To address this issue I consulted with Bob Gregory, HOA attorney with West, Brown, Huntley, P.C. It was concluded that the Snowbridge Sq HOA Declaration could be amended to change the method of assessing the dues to those units who were receiving a subsidy and are an investment property or second home unit that is not a primary residence. This Amendment allows the executive committee of the HOA BOD to determine the status of each designated ee's unit. If they meet the definition of an investor unit or second home the BOD can assess those units at the same due's assessment rate as all other residential and commercial units. Attached is the Amendment to the Declaration written by the attorney. This Amendment does not prevent a unit from being owned by an investor or a unit used as a second home. It only allows for the unit's HOA Due's to be assessed at the same rate as all non-designated ee's units. All other requirements for the occupants must meet the qualifications as defined by POLA. To adopt this Amendment we needed the consent of POLA and Copper Mountain, Inc. They have given us that consent.

I would encourage all of the homeowners to support and adopt this Amendment to rectify the unfair discount to those units who create an extraordinary burden on the operating cost of the Association.

If you have any questions, please give me a call. 303.517.6971

Thank you,

Harry Mosgrove
Member

